

From: Simon Davis
Sent: 17 June 2020 12:24

Subject: RE: Y/121/19/PL - The Steddles,, Yapton

Hi Kerry,

With David having now left, this application is being reallocated to me. David has done much of the work on the report so there is not much for me to do. However, can you let me have the bat survey as soon as it is complete and I also note we requested details of biodiversity net gain on the site. I will then need to reconsult Ecology.

I see that David requested an EoT until 15/07/20 to cover Committee. However our July Committee is the 29th July so I am afraid I will need a new EoT to cover until the 31st July 2020. The deadline for Committee reports to be with Team Leaders for review is Monday 6th July so I will need to have everything outstanding resolved by then.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Arun is a CIL Charging Authority, for more information go to www.arun.gov.uk/cil

Sign up to our newsletter [here](#)



From: Daniel Vick <Daniel.Vick@arun.gov.uk>
Sent: 17 June 2020 12:08
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: FW: Y/121/19/PL - The Steddles,, Yapton

From: Kerry Simmons [REDACTED]
Sent: 01 June 2020 06:29
To: David Spring <David.Spring@arun.gov.uk>
Subject: RE: Y/121/19/PL - The Steddles,, Yapton

David,

Thank you for your email. Please accept this email as agreement to the extension of time until 15 July.

I have a meeting this morning so could we aim for a 2pm phone appointment?

Many thanks,
Kerry

From: David Spring <David.Spring@arun.gov.uk>
Sent: 31 May 2020 16:59
To: Kerry Simmons [REDACTED]
Subject: RE: Y/121/19/PL - The Steddles,, Yapton

Kerry,

Happy to have a chat tomorrow if it suits you? Can we get an ext. Of time until 15th July please as it will now have to go to the July committee?

David Spring B.Sc, M.Sc, M.A

Senior Planner (Agency)

Arun District Council, Maltravers Road, Littlehampton, BN17 5LF

Email: David.Spring@arun.gov.uk | DD: 01903 737521

Arun is a CIL Charging Authority, for more information go to www.arun.gov.uk/cil

From: Kerry Simmons [REDACTED]
Sent: 29 May 2020 12:21
To: David Spring <David.Spring@arun.gov.uk>
Subject: RE: Y/121/19/PL - The Steddles,, Yapton
Importance: High

Hello David,

Is there any chance we could speak on the phone today?

I have just spoken to the applicant who has confirmed that the bat survey work has been booked in for the first two weeks of June.

Many thanks,
Kerry

Kerry Simmons MA MRTPI
Partner



Planning & Architecture

RIBA



RTPI

PLANNING

15 West Pallant, Chichester, West Sussex, PO19 1TB

www.ss-p.co.uk

From: David Spring <David.Spring@arun.gov.uk>

Sent: 28 May 2020 13:04

To: Kerry Simmons

Subject: RE: Y/121/19/PL - The Steddles,, Yapton

Kerry,

In terms of Ecology please see the Ecologists response.
What would you suggest is the best way to address this issue?

'ENVIRONMENT OFFICER- No objections but recommendations and enhancements are required. A further bat survey is needed prior to determination (may - September), retention of hedgerows, any site clearance should not be between march 1st - October 1st, unless an Ecologist checks site first. Protections for hedgehogs. Biodiversity net gain needs to be provided.

Following re-consultation a further consultation response was received on 11th May 2019 which stated that the bat survey should not be included as a pre-commencement condition. This is due to the protection which bats hold within the Habitat Regulations 2017 and the mitigation for bats which would be required if bats are roosting onsite. Due to the level of protection bats have any works which will impact a bat, and or its roost (even when not in use) requires a licence from Natural England. Natural England have asked that LPA are satisfied that any mitigation proposed is suitable to obtaining a licence (meet the three tests, physically suitable for bats, achievable within the buildings design) prior to permission being sought. Otherwise there could be a situation where bat mitigation is required, but if the scheme already has planning permission, the changes required for the bat mitigation to be suitable will result in a material change in the planning permission. Natural England will also not grant a license while there is any outstanding conditions relating to bat surveys which is why they ask that the mitigation strategy is conditioned rather than the license itself'.

I am finishing tomorrow but I'd like to have this report written up fully before I leave.

I look forward to hearing from you.

With regards,

David Spring B.Sc, M.Sc, M.A

Senior Planner (Agency)

Arun District Council, Maltravers Road, Littlehampton, BN17 5LF

Email: David.Spring@arun.gov.uk | DD: 01903 737521

Arun is a CIL Charging Authority, for more information go to www.arun.gov.uk/cil